

The Complete Property Service

Willmott House, 12 Blacks Road, London W6 9EU T: 020 8748 6644 F: 020 8748 9300 E: commercial@ willmotts.com W: www.willmotts.com



North End Road, London, W14 To Let

A1 retail premises
Busy West London location
Approx.. 373 sq. ft. - 35 sq. m.
No premium sought

£17,000 per annum



Location:

The property is located on the Northern side of the busy North End Road close it its junction with Hammersmith Road. The unit occupies a strong and highly visible position. There are a wealth of national occupiers nearby including, Tesco Express, Pret A Manger, Argentine Steak House, Olympia Halls, and Pizza Express.

The property is well served in respect of transport Kensington Olympia (District Line) and Overground providing regular access to and from a host of destinations, both in Greater London and further afield. In addition numerous buses pass with close proximity to the property.

Description:

The unit is arranged over the ground and basement floors formally used as a hairdressers. This attractive property offers WC and shower facilities in the basement with two treatment rooms and is very well presented.

User:

We believe the premises falls under Class A1 Retail Use of the Town & Country Planning (Use Class) (Amendment) Order 2005.

Accommodation:

The property offers the following (NIA) approximate dimensions:

Net Internal Floor Area:

Ground: 227 sq. ft. - 21.08 sq. m Basement: 146 sq. ft. - 13.56 sq. m Total: 373 sq. ft. - 34.65 sq. m

ITZ A 246

Terms:

The property is being offered on a new fully repairing and insuring lease for term to be agreed which will be subject to upwardly only rent reviews.

Rateable Value:

We are advised by the VOA website that the property has a Rateable Value of: 8,900.00; however interested parties should make their own enquiries to the Business Rates Department at London Borough of Hammersmith & Fulham.

EPC:

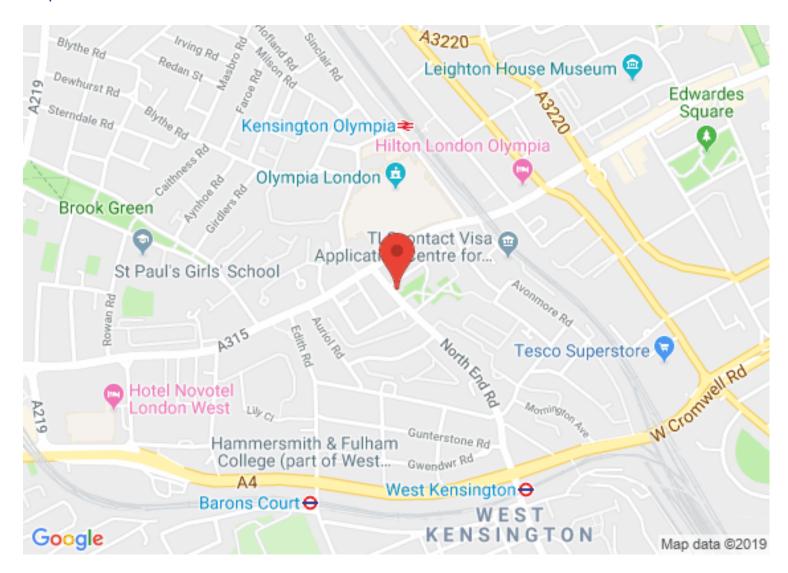
Energy performance certificate provide a rating of C (67).

Legal Fees:

Each party to bear own legal costs.

Contact:

Varol Zafer D: 020 8222 9946 M: 07900 224967 E: v.zafer@willmotts.com Andrew Abbott D: 020 8222 9947 M: 079207 69395 E: a.abbott@willmotts.com ;



Important Notice

1. No description or information given about the property or its value, whether written or verbal or whether or not in these particulars ("Information") may be relied upon as a statement of representation or fact. Neither Willmotts nor its Joint Agents have any authority to make any representation and accordingly any Information given is entirely without responsibility on the part of Willmotts or the seller/lessor. 2. Any photographs (and artist's impressions) show only certain parts of the property at the time they were taken. Any areas, measurements or distances given are approximate only. 3 Any reference to alterations to, or use of any part of the property is not a statement that any necessary planning, building regulations or other consent has been obtained. These matters must be verified by any intending buyer/lessee. 4. Any buyer/lessee must satisfy himself by inspection or otherwise as to the correctness of any Information given.

